

PB# 73-33

Herbert Doynow

Herbert Daynow
Site Plan

73-33

Lands of Paul Pfister

red
123

st.



Oxford

STOCK No. 752 1/2

MADE IN U. S. A.

GENERAL RECEIPT

1398

Town of New Windsor, N. Y.

Received of Planning Board May 25, 1973
Scott & Hoyt & Drake \$25 ⁰⁰/₁₀₀
Twenty five and 00/100 Dollars
For Site Plan for Herbert Woznow

DISTRIBUTION:

FUND	CODE	AMOUNT

Town Clerk
TITLE
BY Dorothy O. Simley Deputy

Hand of Dave Ogister
White Plains

Hand of Dave Ogister
5/23/73 office
5/25/73

Received
5/25/73

1:35 PM

Date April 13, 1973

Application No. 73-33

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8898

APPLICATION FOR SITE APPROVAL

Name Herbert Doynow

Address Dogwood Lane (no #) MD 16, Newburgh, New York

1. Owner of the property Herbert Doynow - contract purchaser from Paul A. Pfister and Caroline Pfister.
2. Location of the property South side Route 207 west of Stewart Field Entrance

3. zone area DS

4. Nature of business Retail sales

5. Lot size: Front 207.60' Rear 322.36' Depth 300'+

6. Building setbacks: Front yard 24' Rear yard 210'
Side yard 25'

7. Dimensions of new building None

Addition 45'x 45'

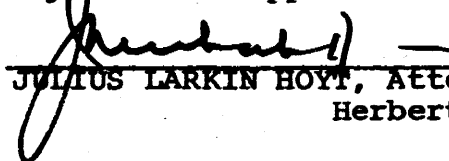
If addition, state front, side, rear of existing structure:

Rear

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant


JULIUS LARKIN HOYT, Attorney for
Herbert Doynow

Presubmission _____

Final Approval 4/25/73

conditional
final approval 5/23/73
Adopted 10/5/70

check received
5/25/73 J.H.
\$25.00

SCOTT & HOYT & DRAKE
ATTORNEYS AND COUNSELORS AT LAW

J. BRADLEY SCOTT (1894-1962)
JULIUS LARKIN HOYT
RICHARD J. DRAKE
LORRAINE COTÉ DEVERS

POST OFFICE BOX 511
233 LIBERTY STREET
NEWBURGH, NEW YORK 12550
(914) 562-3540

April 17, 1973

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Attn: Mr. Collett

Re: Site Plan Approval
Herbert Doynow (Pfister) Lands
South Side Route 207

Dear Mr. Collett:

We enclose herewith, in duplicate, application for site approval of a 1.847 acre parcel on the south side of Little Britain Road just west of Stewart Field presently under contract from Paul Pfister and wife to Herbert Doynow.

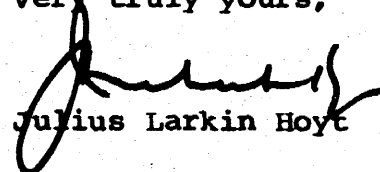
On April 16 the matter of 3 area variances are being considered by the Zoning Board of Appeals as to existing, non-conforming violations to the requirements of the DS ordinance regulations as to front setback, side setback, area and the promise to make an addition to the existing structure.

It is our expectancy that we will have these variances resolved in sufficient time for the April 25th appearance before the Planning Board for approval of the site plan.

We enclose herewith 7 copies of the site development plan which we have prepared after a conference with your engineer, Mr. Kessler.

We would appreciate your confirming that our appearance before the Planning Board is arranged for the evening of April 25th and also what fees or other items we shall be required to produce.

Very truly yours,

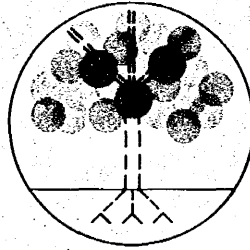


Julius Larkin Hoyt

JLH:mc
Encl.

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

April 19, 1973

Mr. Fred Wygant, Jr., Chairman
c/o Mrs. Patricia Delio, Secretary
Town of New Windsor Zoning Board of Appeals
7 Franklin Avenue
New Windsor, New York 12550

RE: Area variances - Doynow
Route 207
Our File No. 73-118-M

Dear Mr. Wygant:

We are in receipt of the above application pending before your Board. In accordance with the applicable provisions of Sections 239 and m of the General Municipal Law, we have made our review and find no objection to the granting of the variances.

Very truly yours,

Peter Garrison
Commissioner of Planning

Reviewed by:
Joel Shaw
Senior Planner

JS/bd

cc: D. Bello
J. Tallarico



OFFICE OF THE BUILDING & ZONING INSPECTOR
TOWN OF NEW WINDSOR

Howard R. Collett
555 Union Avenue
New Windsor, New York 12550
(914) 555-8808

March 26, 1973.

Zoning Board of Appeals
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

I have denied a request of Mr. Herbert Doynow to change the use of an existing dwelling to that of a retail sales use. The property is located in a D.S.-Designed Shopping Zone.

The enclosed letter from Mr. Hoyt, Attorney for Mr. Doynow is self explanatory.

Will you please notify Mr. Doynow of the date he will be on your agenda.

Very truly yours,

HOWARD R. COLLETT
Building & Zoning Inspector
Town of New Windsor

HRC/pk
enc.

SCOTT & HOYT & DRAKE
ATTORNEYS AND COUNSELORS AT LAW

J. BRADLEY SCOTT (1894-1962)
JULIUS LARKIN HOYT
RICHARD J. DRAKE

LORRAINE COTÉ DEVERS

POST OFFICE BOX 511
233 LIBERTY STREET
NEWBURGH, NEW YORK 12550

(914) 562-3540

March 22, 1973

Mr. Howard Collett, Building Inspector
Town of New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Pfister to Doynow
1.847 Acre Parcel South Side 207

Dear Mr. Collett:

We enclose herewith an application made on behalf of Herbert Doynow who resides on Dogwood Lane in the Town of Newburgh, Orange County, New York and whom we represent and who is the contract purchaser of a 1.847 acre parcel from Paul A. Pfister and Caroline Pfister, husband and wife, and which contract is subject to the obtaining of a variance so that the property can be used for retail store purposes in the DS District.

We have submitted a plot plan of the premises to Mr. Kessler, engineer for the Planning Board to seek his advice as to specifically what variances would be required in addition to the area variance as to acreage to avoid having to come before the Zoning Board of Appeals a second time.

From the application you will note that the following variances are being sought:

1. Area variance to permit the use of the 1.847 acre parcel in a district which requires 5 acres as a minimum.
2. Variances as to front yard and side yard setbacks which are caused by the existing structure which pre-existed the current zoning.
3. Building height variance which in the DS District permits 4 inches of height per linear foot of distance from a building to the nearest lot line. Our computation indicates that the proposed addition could not be more than 10' in height under this formula and the application seeks to permit the new structure to be as high as, but no higher than, the existing structure.

SCOTT & HOYT & DRAKE

Mr. Collett

-2-

March 22, 1973

We would request that this matter be put on the April 2nd meeting agenda so that a public hearing can be arranged for.

Very truly yours,


Julius Larkin Hoyt

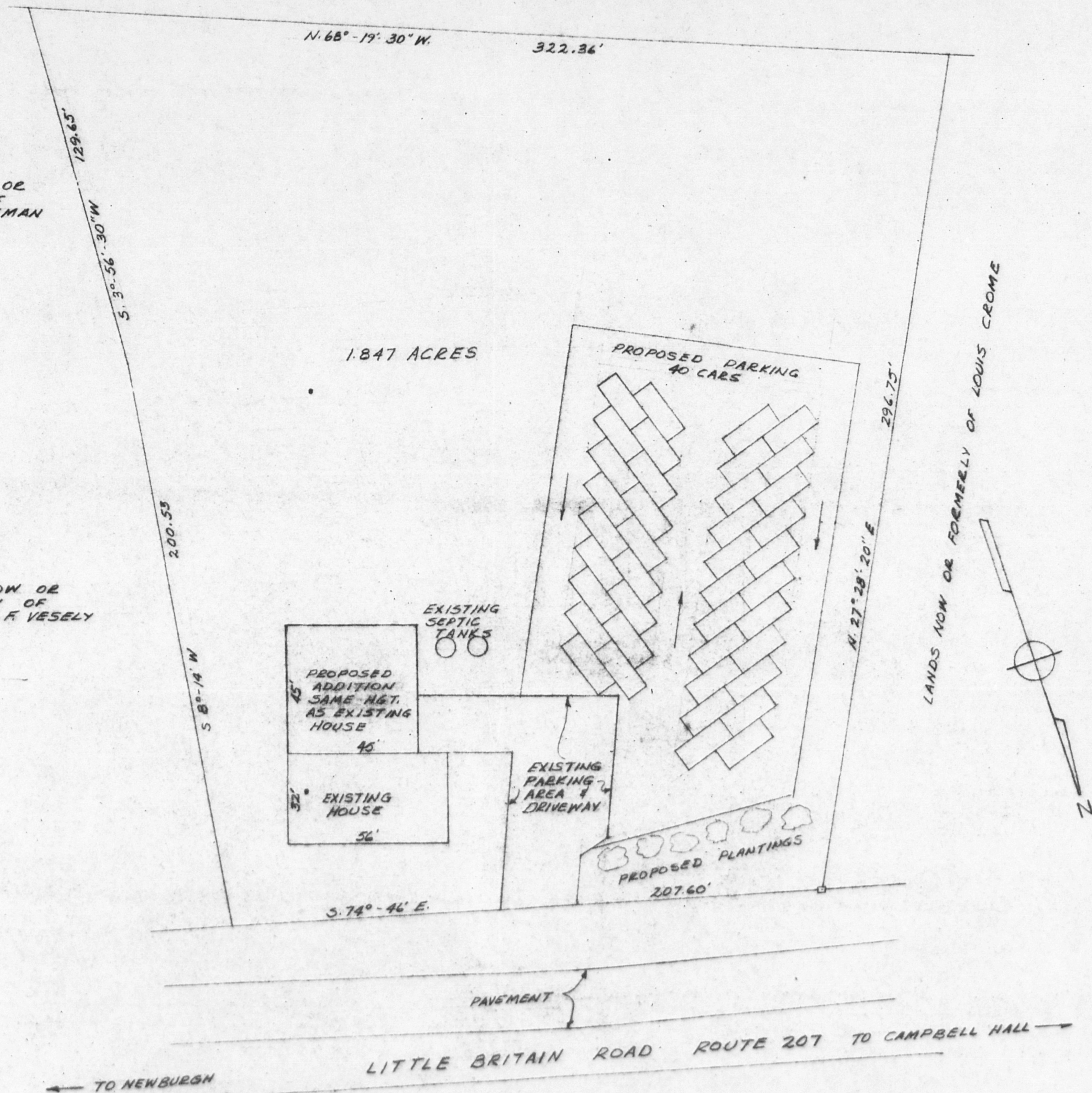
JLH:mc
Encl.

cc: Richard Lease
Herbert Doynow

LANDS NOW OR FORMERLY OF WALTER BAKER

LANDS NOW OR FORMERLY OF LEROY H. COLEMAN

LANDS NOW OR FORMERLY OF JOSEPH F. VESELY



DS ZONE

	MIN REQUIRED	PROVIDED	VARIANCE
LOT AREA	5 ACRES	1.8 ACRES	3.2 ACRES
LOT WIDTH	200'	207'	-
LOT DEPTH	200'	294'	-
FRONT YD.	100'	24'	76'
SIDE YD.	50'	25'	25'
REAR YD.	50'	210'	-
OFF ST PARKING SPACES	39	40+	-

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON _____

BY _____

JOHN C. DOYLE P E & ASSOC
136 FULLERTON AVENUE
NEWBURGH, NEW YORK
PHONE 565-2327

ZONING VARIANCE APPLICATION
HERBERT DOYNOW
LITTLE BRITAIN ROAD
TOWN OF NEW WINDSOR, N. Y.

PROJ. NO 73-008-01
SCALE 1 IN. = 30 FT.
BY *pe* MARCH 3, 1973
DWG. 1 REV. 0



John C. Doyle